

Locator Map	App No.	Request	2010 Staff Comments	2010 Planning Commission Comments	2010 Recommendations
1	21	RDD20 to RDD5	<p>2002 application includes two parcels approx 61-acres total. <u>Both were designated ARL in 2008, so staff is reviewing as a zoning change from current ARL to RDD5.</u></p> <p>Both parcels are enrolled in open space program, have prime soils, evident pattern of agriculture and forestry, part of larger block of ag and timber use on large tracts of land.</p> <p>Parcels are part of large block of designated ARL, surrounded by large, mostly undeveloped parcels (20-acres and larger) to the west, south, and north.</p> <p>RDD5 zoning adjacent to the east with mix of parcel sizes ranging from 5 to 50+ acres, predominately 5 to 8-acres.</p> <p>There is no evidence that an error was made in the ARL designation nor have conditions changed from that time.</p> <p>A rezone would convert active ag and timber resource uses to rural.</p>		
1	75	RDD20 to RDD10	<p>Includes approximately 198-acres consisting of 3 parcels. 160-acres are currently enrolled as open space classified forest land. Forest use evident. Property fully surrounded by large, undeveloped tracts predominately 40-acres and up.</p> <p>ARL to the south, ARL and FRL to the east, RDD20 to the west, and FRL-long term commercial northerly.</p> <p>RDD20 provides buffer for adjacent ag and forestry use.</p> <p>Much of area has hydric soils and there are several water bodies nearby. Lower density protects natural surface water flows recharge areas.</p> <p>Conditions have not changed from the original RDD20 zone.</p> <p>A zoning change from RDD20 to RDD10 would create an island, “spot zoned” area that would appear to benefit one property owner to the potential detriment of surrounding properties.</p>		
1 & 5	129	Class B Ag to RDD5	<p>2002 application includes 6 parcels subdivided into parcels 5-acres and smaller.</p> <p>In 2002 some parcels were split-zoned Class B and RDD5.</p> <p><u>Did not meet ARL criteria so was zoned RDD-5 during ARL compliance effort.</u></p>		

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2	24 & 25	RDD10 to RDD5	<p>2002 application includes approximately 85-acres consisting of 8 parcels. <u>All met the ARL criteria during compliance effort and were so designated in 2008. Staff is reviewing as a zoning change from current ARL to RDD5.</u></p> <p>Underlying soils are prime farmland, ag use evident on subject parcels and surrounding area, majority of acreage is enrolled in open space ag. Majority of parcels are 20-acres+ and are part of large block of ARL land with active farming.</p> <p>Hydric soils on parcels, located in a aquifer sensitive recharge area, near Chehalis River.</p> <p>Parcelized areas nearby with predominance of 5-7-acre parcels. Two small subdivisions nearby to the east and west. Large block of FRL south of SR 6. There is no evidence that ARL designation was made in error or that conditions have changed to warrant zoning change.</p>		
2	26	RDD10 to RDD5	<p>2002 application includes multiple parcels and owners totaling approximately 270-acres. <u>Over half of these parcels fit the ARL criteria and were designated ARL in 2008. Staff review will consider the current ARL zoned parcels for the RDD5 zoning request. Also, one of the applicants in this group submitted a “relief from ARL” request after the 2008 designation.</u></p> <p><u>Staff will consider property owners position that the ARL designation was made in error.</u></p> <p>Area has hydric soil, small mapped wetland area, and habitat. Adjacent to FRL to the north and ARL to the south. These are predominantly large, undeveloped parcels.</p> <p>Area adjacent to the east is RDD5 and includes parcelization from 1 to 18-acre developed sites.</p> <p>A majority of parcels are in ag or timber use as evidenced by aerials and assessor’s data.</p> <p>Underlying soils are prime or prime if drained. A declaration from Jack Rasmussen indicates a “small portion” of his parcels are drained. Staff finds no evidence that an error was made in the ARL designation nor have conditions changed from that time.</p> <p>A rezone would convert active ag and timber resource use to rural.</p>		

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			<p>Increasing density on these parcels would remove buffer between adjacent resource use.</p> <p>Retention of the RDD10 provides a mix of rural densities between RDD5 and RDD20 while minimizing impact on natural environment, existing critical areas, and working resource lands.</p>		
2	172	<p>ARL to RDD10 (Forest Resource) & ARL to RDD5</p>	<p>This is application has 2 parts.</p> <p>2009 application submitted to “opt-out” approximately 110-acres of ARL. Parcels are used for ag as evidenced by cultivation, pasturing, and timber. Property is enrolled in open space classification for timber. Underlying soils are prime or prime if drained. Approx 1/3 is prime if drained and 1/3 prime. A declaration indicates a “small portion” of area is drained. There is written evidence that drainage is failing making the prime if drained unsuitable for ag. Surrounded by large 20-acre + parcels and bounded by large tracts of FRL to the west and north. RDD10 zoning to the southwest with 100-acre+ undeveloped parcels. The ARL designation does not appear to be an error. Removal of ag resource land constitutes a conversion that is not supported by the surrounding pattern of development. The second part of request is to change ARL designation on approximately 20-acres to RDD5. Similar considerations stated above are applicable to this part of the request. There is evidence of 3 to 5-acre rural tracts adjacent to this parcel to the south.</p>		
3	16	RDD20 to RDD5	<p>2002 application includes two parcels, one approx 7-acres and the other 35. Ag and timber use evident, enrolled in open space timber program classification. Surrounding uses are ag and timber on large 20+acre parcels. Nearest RDD10 zone is about 6+ miles away. Property accessed by unmaintained county road. Request would create an island “spot zone” to the benefit of one property</p>		

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			owner and potentially detrimental to surrounding uses. A one to five density may not allow for required buffering between resource uses. Requested change would remove large lots from production of timber thereby reducing rural economic base.		
3	94	RDD20 to?	2002 application was to change approximately 5-acres to more intensive use but did not stipulate what that should be. <u>The parcel was designated ARL in 2008. Staff review will consider the current ARL designation in the analysis of this request.</u> Underlying soils are prime, parcel is enrolled in open space ag and ag activity is evident. Lincoln Creed bisects parcel, and the north side is developed. Parcel is part of large ARL tract and is surrounded by large tracts used for ag and timber production. Conditions leading to ARL designation have not changed nor has any evidence been submitted that the ARL designation was made in error. Any zone change would constitute an island “spot zone” different from the surrounding area for the benefit of one property owner. More intense use does not fit the rural character or existing pattern of development.		
3	136	Class A Ag to RDD5	2002 application includes approximately 72-acres. <u>During the ARL compliance work, this parcel did not meet ARL criteria and consequently was (and is currently) zoned RDD5.</u>		
4	131	Class B Ag to FC (Freeway Commercial)	2002 application includes approximately 9-acres adjacent to the City of Centralia along the Chehalis River. <u>During the ARL compliance work, this parcel did not meet ARL criteria and was zoned RDD20. Staff will review request from current RDD20 to FC.</u> FC is a special zoning designation for Limited Areas of More Intense Rural Development (LAMIRD). Lewis County Comprehensive Plan types FC as a “Type (i) LAMIRD”.		

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			<p>A Type I LAMIRD “must be confined within a logical outer boundary with both the area and intensity of use being measured by development in existence as of July 1, 1993”.</p> <p>For the most part, GMA prohibits expansion or creation of new LAMIRDS. The parcel contains critical areas including wetland, areas subject to flooding, and sensitive aquifer.</p> <p>Parcel is currently undeveloped; there is residential development to the north, Chehalis River to the west, Airport Rd east, and large tracts of undeveloped land to the south.</p> <p>It is possible the area would become part of the city of Centralia at some future date.</p> <p>Changing the designation to allow a higher intensity of rural use such as FC, RDD5, or RD10 could preclude it from becoming urban in nature and served by the city with urban levels of service.</p>		
1	127	Class A & B Ag & RDD20 to RDD5	<p>2002 application includes approximately 60-acres zoned class A & B ag and RDD 20 along the South Fork of the Chehalis River. In 2007 all of it was rezoned ARL. The property was segregated and approximately 25-acres from original application are now under new ownership. Staff will review request for applicant’s remaining property under the current zoning designation. Parcel is undeveloped, located primarily in 100-year floodplain, in an aquifer recharge area, and a portion is within shoreline environment. Underlying soils are prime, parcel is enrolled in open space ag and ag activity is evident. Surrounding area to the west, north and south is comprised of 20+ acres parcels in ag and forestry use.</p> <p>Conditions leading to ARL designation have not changed since 2007 nor has any evidence been submitted that the ARL designation was made in error. Any zone change would constitute an island “spot zone” different from the surrounding area for the benefit of one property owner.</p> <p>More intense use does not fit the rural character or existing pattern of development.</p>		
4	124	Class A Ag to RDD5	<p>2002 application includes approximately 26-acres zoned Class A ag along SR 6. In 2007 it was rezoned ARL. Parcel is undeveloped, surrounded by large</p>		

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			20+ undeveloped parcels to the north and south zoned ARL in ag use. The city of Chehalis is approximately 1 mile east across the Chehalis River. There is a mix of parcels sizes and residential development nearby to the west. Underlying soils are prime, parcel is enrolled in open space ag. Entire parcel is in 100-year flood plain. Parcel still meets ARL criteria, conditions have not changed nor has any evidence been submitted that an ARL designation error was made. Any zone change would constitute an island “spot zone” different from the surrounding area for the benefit of one property owner.		
4	171	ARL to RDD5	<p>2009 application requests to “opt-out” of ARL designation and rezone to RDD5. Included are two parcels, approximately 113-acres total. Prior to non-compliance and invalidity, these parcels were zoned Class A ag. Property is adjacent to and surrounded predominately by large undeveloped, cultivated parcels zoned ARL. Both parcels are classified open space ag. There are prime soils underlying approximately half of acreage west. The remaining, eastern portion is Salkum silty clay loam with 15 to 30% slope. The applicant claims this area is hilly and non-farmable. Applicant segregated into two parcels in 2009 to “separate farm ground from non-farm ground” asserting that the proposed rezone would create economic and housing opportunities that are consistent with the pattern of development to the east.</p> <p>Conditions do not appear to have changed from the ARL designation of this land. Conversion of resource land to rural land must meet several factors including development pressure from existing surrounding land use patterns. The area zoned RDD5 adjacent to this property is primarily larger, undeveloped lots with tree growing or farming activities. There is a small block along Highway 603 and Nix Rd subdivided into small, 1-acre lots with homes. The land meets ARL criteria and it does not appear that an ARL designation was made in error.</p>		
5	132	Class B Ag & RDD5 to RDD5	<p>2002 application comprised of a strangely configured parcel approximately 15.5 acres in size. In 2008, the larger portion that was zoned Class B did not meet ARL criteria so was rezoned RDD20. Staff will consider request to rezone a split zoned parcel, zoned RDD 20 and RDD 5 to RDD 5. Parcel is adjacent along western boundary to the Chehalis city limits east of</p>		

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			<p>I-5 at exit 76. Area is largely undeveloped, is in the 100-year floodplain, and experiences major flood events from Newaukum River. There large lots with ag activity to the east, across the Newaukum River to the west there are smaller lots of 2, 5 & 6-acres with rural residential development. There is more intense rural residential subdivision development to the southeast. Much of this was built in the 1980's to early 1990's. There has been little development activity in the area since that period.</p> <p>The southern portion of property is primarily within shoreline environment and is all mapped by NWI as wetland. It is not served by municipal water, is in an aquifer recharge area, and is at a low elevation and very flat.</p> <p>Consideration of critical areas makes it unlikely that RDD5 density could be met.</p>		
5	15	RDD10 to RDD5	<p>2002 application requests to rezone 4 parcels totaling approximately 30.48 acres in the vicinity of Crego Hill Rd. All but one of the parcels included are already approximately 5-acres in size and are developed. The remaining is about 19-acres, appears to be a tree farm, and is classified current use timber. The surrounding pattern of land use is large 40-acre plus lots that are undeveloped, planted with timber, and classified as open space timber. There are no critical areas evident; RDD5 zoning designation is adjacent to the north. However this area is a 300-acre containing 3 large parcels that are in timber and are bordered along three sides by Forest Resource land. Rezoning these 4 parcels would create irregular, spot zones in and amongst the RDD10.</p>		
5	168	ARL to RDD?	<p>2009 application requests to "opt-out" of ARL designation to a zone that would allow a rural residential density of 2 homes on this 36-acre parcel. This parcel meets the ARL criteria; it predominantly contains prime soils, is farmed, is classified current use timber, and is part of a large block of designated ARL. Conditions have not changed from the ARL designation, and there is no evidence to support an error was made.</p>		
5	92	RDD20 to RDD5	<p>2002 application includes approximately 45-acres along Newuakum Valley Rd. The land was originally zoned RDD20 but was designated ARL in 2008. Staff review will consider the current ARL designation in the analysis of this request. Property meets ARL criteria, is being farmed, is classified ag use, and is surrounded by ag use east to the Chehalis River, and west to</p>		

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			Newaukum Valley Rd. Zoning changes to RDD5 across and south of Newaukum Valley Rd. There is a mix of parcel sizes many of which are 5-acre parcels, although density remains quite low. Chehalis city limits are located about 5-miles east to Rush Rd. Conditions have not changed from the ARL designation, and there is no evidence to support an error was made.		
5	85	RDD10 to RDD5	<p>2002 application to rezone a large group of parcels containing approximately 211-acres along Highway 603 between Jordan Rd. and Avery Rd. W. In 2008, approximately 64-acres of this application were zoned ARL. Staff will consider the current zoning designations in the analysis of this request. First, is to consider request to rezone ARL area to RDD5. This land meets ARL criteria, is being farmed, is classified as either open space ag or open space timber, and contains prime soils. Conditions have not changed from the ARL designation and there is no evidence to support an error was made. Second consideration was given to rezoning the remaining area from RDD10 to RDD5. This area is comprised of approximately 14 parcels ranging in size from 2 acres to 29 acres and up with very low density rural development mixed in with farming activities. The area north of Jordan Rd. is zoned RDD5. To the west and south is RDD10 and to the east there are larger blocks of ARL.</p> <p>Retention of the RDD10 zone provides rural residential development opportunities at a density that fits the existing land use pattern; it provides buffering between farm zones and preserves rural character.</p>		
6	80	RDD10 to RDD5	<p>2002 application includes a large group of parcels with 17 applicants encompassing approximately 660 acres between Fisher Rd, Antrim Rd, Sargent Rd., and east to I-5. In 2008, approximately 520 of these acres was designated ARL. Those remaining are currently zoned RDD10. Staff will consider the current zoning designations in the analysis of this request. In considering the whether the current ARL areas should be rezoned to RDD5, the land meets the criteria, conditions have not changed from time it was designated ARL, and no evidence indicates an error was made. The remaining RDD10 areas in this request include about 71-acres around Pilot's Pastures. This area exhibits a mix of parcel sizes from 2-acres upwards to 80+ acres. The smaller parcels are developed, land use pattern is</p>		

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			rural and farm activities surround the rural residential development. There are critical area constraints such as NWI mapped wetlands, hydric soils, habitat, and some minor flooding areas. Much of the larger surrounding parcels are classified as open space timber or ag. There is a small strip of RDD5 south of Sargent Rd and to the east of N. Military Rd. The RDD10 does provide a buffer for surrounding farm activities and the existing zoning allows for a mix of opportunities for rural residential density. Impacts of increasing residential density must be considered on the long term viability of the resource lands.		
6	83	RDD20 to RDD5	2002 application includes approximately 47-acres with two property owners. One of the original applicants withdrew in 2010 so staff is reviewing request to rezone remaining 20 acre parcel from RDD20 to RDD5. This parcel is surrounded by RDD 20 zoning. There are no evident critical areas, pattern of development is predominately large lots except for a subdivision to the east along Tennessee Rd. Conditions have not changed from the original zoning. Any zone change would constitute an island "spot zone" different from the surrounding area for the benefit of one property owner.		
6	112	RDD10 to RDD5	2002 application is to rezone an approximately 30-acre parcel from RDD10 to RDD5. Parcel was designated ARL in 2008 because it met the criteria. This parcel is an active poultry farm. Underlying soils are prime. Conditions have not changed from the ARL designation nor is there any evidence to suggest the designation was made in error.		